

**Notting Hill/Bayswater Borders**

**Freehold Shop/Showroom For Sale**

**1,004 sq ft 93.5 sq m n.i.a**



**106 Chepstow Road, W2 5QS**

## Situation & Location

The property is situated on the eastern side of **Chepstow Road**, close to the junction with **Westbourne Park Road**. Other business located in the immediate vicinity include the adjacent, acclaimed **Marianne** restaurant, and the **Prince Bonaparte**. **Westbourne Park** and **Royal Oak** underground stations (**Circle, Hammersmith and City Lines**) are within easy reach.

## Description & Accommodation

The property comprises a self contained ground floor and basement retail unit with three flats above (which are sold on long leases), providing the following approximate net useable floor areas:-

Ground floor sales:	740 sq ft	69 sq m
Basement storage	264 sq ft	24.5sq m (severely restricted head height)
<b>Total</b>	<b>1,004 sq ft</b>	<b>93.5 sq m</b>

Shop depth 37'6" 11.4 m; internal width 14'10" 4.5 m widening to 17'9" 5.4 m  
Floorplan available on request

**Amenities** WC; good natural light with rooflights to rear; recessed spotlights



**Terms** The freehold interest is offered with full vacant possession of the shop & basement, and subject to three long leases for the upper flats with 89 years unexpired at a current total ground rent of £150 pa.

**Price** £695,000 subject to contract

**Legal Costs** Each party to bear their own

**Energy Performance Certificate** EPC rating 80 – Band D copy EPC and recommendations on request

**Business Rates** The local authority has verbally informed us that the rateable value for the premises is £19,500 and the rates payable for the current year ending 31/03/17 are £9,691. Interested parties should make their own enquiries and confirm: - City of Westminster business rates department 0208-315-2050.

**VAT** Will not apply

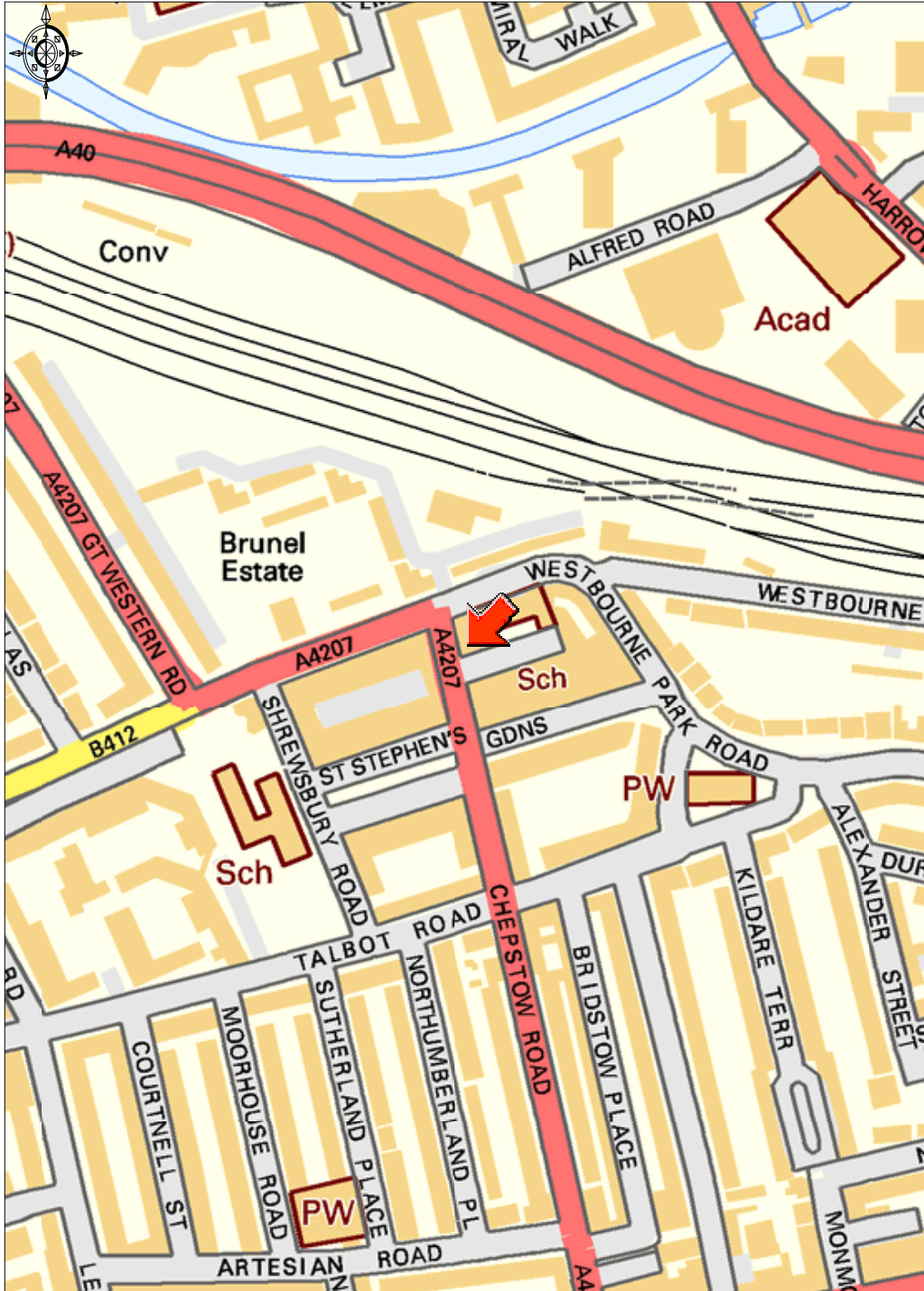
**Possession** Immediate upon completion of legal formalities

**Contact**

Sole agents: JMW Barnard LLP      **Tel: 0207 938 3990**      Jeremy Barnard      [jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)

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**Important Notice:** Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



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